

Proposed 2013 State Owned Land Valuations

In accordance with General Laws Chapter 58 §§ 13-17B and Chapter 59 §5G, the Commissioner of Revenue has determined the fair cash value of land owned by the Commonwealth and used for certain purposes. These valuations are used to reimburse these communities for loss of local tax revenue.

A listing of the proposed fair cash valuation of state owned land (SOL) eligible for reimbursement as of January 1, 2013 for each relevant community is found here in three Excel files below. One file is for Cherry Sheet reimbursable land, the second is for Division of Conservation and Recreation's (DCR) Division of Water Supply Protection reimbursable land and the third is for Division of Conservation and Recreation's (DCR) Division of Water Supply Protection Annexed Land. The DCR lands are listed separately because they are reimbursed differently. The spreadsheets have both a detailed listing of the land as well as its valuation. In order to review your community's data, click on the community name in the drop-down menu. Specific site and parcel information will display, as well as subtotals and a grand total for each community, and can be easily printed. SOL values are subject to change based on additions or deletions of reimbursable land.

The Department is using certified land schedules from the individual communities, updated by the Department to reflect values as of January 1, 2013.

The following table summarizes the proposed values:

Proposed 2013 State Owned Land Valuation

| 2013 Valuation | Cherry Sheet Land | DCR Water Supply Protection Land | Totals |
|----------------|--------------------|----------------------------------|--------------------|
| Cities & Towns | 296 | 30 | 299* |
| Acres | 428,479.46 | 129,650.95 | 558,130.41 |
| Value | \$2,595,217,900.00 | \$348,472,000.00** | \$2,943,689,900.00 |

* 27 communities had land in both reimbursement programs

** Includes Annexed Land valuation and acreage for 6 communities

Overall, 2013 total SOL values have decreased 12.3 percent from the final 2009 valuations.

There are three general reasons for SOL valuation declines, (1) communities' locally certified land schedules (updated to reflect value as of January 1, 2013) have experienced reductions in value, (2) local zoning criteria was applied and (3) land was segmented in accordance with our guidelines.

Communities questioning their proposed state owned land values should contact Jack Lyons at (617) 626-2368. Assessors must, at a minimum, provide all

documents requested in the instructions in the *State Owned Land Revision Request* memo available at this website no later than 5:00 p.m. on June 10, 2013.

A Formal Public Hearing is scheduled for Thursday, June 6, 2013 at 10 a.m. at the DOR offices, 100 Cambridge Street, Boston, Massachusetts.

Final values, including revised 2013 state owned land values, will be posted to the Department's website on or before July 20, 2013. Should a community continue to be aggrieved after the final valuations are posted it will have until August 10, 2013 to file an appeal with the Appellate Tax Board.

The 2013 Chapter 58 §§13-17B finalized values will first be used on the 2015 Cherry Sheets and the Chapter 59 §5G values will be used for Water Supply Protection and Annexed Land payments for FY2014 to be calculated in the spring of 2014.

The valuation in this notice is **final** unless revised by the Commissioner after a hearing or the Appellate Tax Board upon appeal.